

ALL that certain dwelling house known and designated as Townhouse Unit No. C-6, with the parcel and tract of ground underlying said unit, situate in Jefferson Township, Somerset County, Pennsylvania, incorporated is a structure designated Townhouse Building C., being one of 24 Townhouse units located on a parcel of land shown on the Plan of Lots known as Valley View Plan I recorded in the Office of the Recorder of Deeds of Somerset County, Pennsylvania, in Plat Book Volume 5, Page 78.

TOGETHER with an undivided 1/24th interest in that certain parcel of land situated in Jefferson Township, Somerset County, Pennsylvania, and surrounding 24 Townhouse Units in four structures, which parcel of land (hereinafter called the "Common Area") more fully described as follows:

BEGINNING for a tie line at an existing iron pin located online of lands of Somerset Limestone Co., Inc., at common corner of residue of lands of George O. Parke and Helen C. Parke (hereinafter referred to as "Parke" and lands now or formerly of Alois L. Kropf and Margaret Kropf, his wife; thence for said tie line, North 85° 36' 00" East, 499.91 feet to a point marked by an iron pin, the place of beginning;

Thence along lands of Somerset Limestone, co. Inc., North 85° 36' 00' East 790.09 feet to a point marked by an iron pin; thence along residue of land of Parked, South 05° 17' 59" East 207.39 feet to a point marked by an iron pin; thence along same, South 84° 03' 04" West 406.18 feet to a point marked by an iron pin; thence along same South 69° 58' 51" West, 395.93 feet to a point marked by a hub in entrance road; thence through entrance road and further along residue of land of Parke, North 05° 27' 31" West 325.0 feet to a point marked by an iron pin, the place of beginning.

IDENTIFIED as Tax/Parcel #: S20 005 032 003 REFERENCE #20-0-016130 in the Deed Registry Office of SOMERSET County, Pennsylvania.

HAVING erected a dwelling thereon known as 58 VALLEY VIEW DRIVE, SOMERSET, PA 15501.

UNDER AND SUBJECT TO all coal and mining rights, heretofore conveyed or reserved and to all exceptions, reservations, covenants, easements, rights of way, conditions and restrictions contained in a deed dated September 17, 1979 and recorded in the Recorder of deeds Office of Somerset County, Pennsylvania in Deed Book Volume 847, page 460, granted and conveying unto James P. Bobich and Linda M. Bobich, the Grantors herein, an undivided one half interest in aforementioned property, and subsequent deed dated May 16, 1991 and recorded in the Recorder of Deeds Office of Somerset County, Pennsylvania in Deed Book Volume 917, page 1013 from Neal R. Cready and Joyce L. Cready, his wife, to James P. Bobich and Linda M. Bobich, the Grantors herein conveying an undivided one-half interest in aforementioned property.

SUBJECT TO and TOGETHER WITH any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, party walls, maintenance fees, association fees and/or

dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

BEING the same premises which JAMES P. BOBICH AND LINDA M. BOBICH, HUSBAND AND WIFE, by Deed dated JANUARY 18, 1998 and recorded in the Office of the Recorder of Deeds of SOMERSET County in Deed Book Volume 1403, Page 499, granted and conveyed unto JAMES P. BOBICH, the grantor(s) herein.